

## ORDINANCE NO. 78 1012-M

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

TRACT 1: PORTIONS OF LOTS 11, 12, 26 AND 27, SHADOW LAWN; AND,

TRACT 2: PORTIONS OF LOTS 11 AND 27, SHADOW LAWN; SAID PROPERTY BEING LOCALLY KNOWN AS 3912 AVENUE G (COVERT HOUSE); FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "A-H" RESIDENCE-HISTORIC, FIRST HEIGHT AND AREA DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations from "A" Residence, First Height and Area District to "A-H" Residence-Historic, First Height and Area District on the property described in File C14h-78-036, to-wit:

Tract 1: A portion of Lots 11, 12, 26 and 27, Shadow Lawn, an addition to the City of Austin, Travis County, Texas, according to the map or plat of record in Book 3, Page 71, Travis County Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING for the east corner of this tract at an iron pin at the intersection of the westerly property line of Avenue G, with the southerly property line of East 40th Street, at the east corner of Lot 27;

THENCE, S 30° 08' W at 100 feet past the south line of Lot 27, and the north line of Lot 26, in all 105.5 feet, to an iron pin for the south corner of this tract and the westerly property line of Avenue G;

THENCE N 59° 53' W at 142 feet past the easterly line of a 12 foot alley on the western line of Lot 26, at 154 feet past the westerly line of the 12 foot alley and the easterly line of Lot 12, in all 171.5 feet, to an iron pin for the west corner of this tract;

THENCE N 30° 08' E 5.5 feet cross the line at Lots 11 and 12, in all 39.5 feet, to a fence post (no pin set) for the northwesterly corner of this tract;

THENCE S 59° 53' E at 17.5 feet cross the west boundary line of the alley and the east boundary line of Lot 11, at 29.5 feet cross the east boundary line of the alley and the west boundary line of Lot 27, in all 38 feet, to an iron pin for the northwesterly interior corner of this tract;

THENCE, N 30° 08' E 28 feet to an iron pin;

THENCE S 59° 53' E 10 feet to an iron pin;

THENCE, N 30° 08' E 38 feet to an iron pin and the south property line of East 40th Street for the north corner of this tract;

THENCE, S 59° 53' E 123.5 feet with the southerly proprty line of East 40th Street to the PLACE OF BEGINNING; and,

Tract 2: Portions of Lots 11 and 27 in Shadow Lawn Addition to the City of Austin, Travis County, Texas, according to a map or plat thereof recorded in Plat Book 3, Page 71, of the Plat Records of Travis County, Texas, to which reference is here made for all purposes, and the tract herein conveyed being more particularly described as follows:

BEGINNING at a point on the north line of said Lot 11 in Shadow Lawn Addition to the City of Austin, Travis County, Texas, said point being 29.5 feet in a northwesterly direction from the northeast corner of Lot 11, and being the northwest corner of the Hughes Tract as conveyed to Emery H. Hughes, et ux, by Emma Sassman, a single woman, by deed dated the 19th day of March, 1945, of record in Volume 749, Pages 692-693, Travis County Deed Records;

THENCE, 66 feet in a southwesterly direction parallel with and 29.5 feet west of the west line of Lot 27 to an iron pipe and corner;

THENCE, 38 feet in a southeasterly direction parallel with and 66 feet south of the north line of Lots 11 and 27, to an iron pipe and corner;

THENCE, 28 feet in a northeasterly direction parallel with and 8.5 feet east of the west line of said Lot 27, an iron pipe for and inside corner;

THENCE, 10 feet in a southeasterly direction with and 38 feet south of the north line of said Lot 27, an iron pipe for corner;

THENCE, 38 feet in a northeasterly direction parallel with and 18.5 feet east of the west line of said Lot 27, an iron pipe for a corner of the south line of East 40th Street;

THENCE, 48 feet in a northwesterly direction along the north line of said Lots 11 and 27, with the south line of East 40th Street to the PLACE OF BEGINNING, together with all improvements thereon,

locally known as 3912 Avenue G (COVERT HOUSE), in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

October 12, 1978

APPROVED:

*James J. Harris*  
City Attorney

ATTEST:

*Grace Monroe*  
City Clerk

*Carole Keeton McClellan*  
Mayor

10OCT78

JM:dc

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Eleanor Walker, Classified Advertising Agent

of American Statesman

A daily newspaper published in said County and State, who, being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit: \_\_\_\_\_

October 27, 1978

and that the attached is a true copy of said advertisement.

781012-M

Eleanor Walker

SWORN AND SUBSCRIBED TO BEFORE ME, this the 27th

Day of October A.D. 1978.

W. J. Cooke

Notary Public in and for  
TRAVIS COUNTY, TEXAS